

PLANNING DIVISION

TIER 2 TEMPORARY USE PERMIT



APPROVAL



DENIAL

EVALUATION FORM & DECISION

DATE: February 6, 2013

PROJECT NUMBER: LUA13-000039, TP

PROJECT NAME: Bryant Motors Temporary Use Permit

PROJECT MANAGER: Rocale Timmons, Senior Planner

OWNER/APPLICANT: Russell Bryant
Bryant Motors, Inc.
1300 Bronson Way N
Renton, WA 98057

PROJECT LOCATION: 1300 Bronson Way N

DATE OF EXPIRATION: January 29, 2014

PROJECT DESCRIPTION: The applicant is requesting a Tier II Temporary Use Permit in order to continue to temporarily site parking/storage for large vehicles, including large trucks and buses. The site is 14,454 square feet in size. Along the north boundary of the property there is a 6-foot high chain link fence with curtain slats for the length of the property. A Temporary Use Permit, for large vehicle temporary parking, was issued for the site on July 30, 2008 and expired on July 30, 2010 (LUA08-077, TP, ECF). Two extensions have since been issued for the site which ultimately expired on December 9, 2012.

As part of the original Temporary Use Permit the applicant planted off-site landscaping to screen the temporary parking area on the north side of the existing chain link fence. The offsite landscaping consisted of a 4-foot wide evergreen shrub line with beauty bark, on the abutting property to the north also owned by Bryant Motors, Inc. Additionally, a 6-foot high chain link fence, along Meadow Ave N, was constructed as part of the original approval.

No grading, permanent structures, or other permanent improvements are included in the proposal. The subject site is designated Commercial Arterial (CA) on the City's zoning map.

The following Bryant Motor Temporary Use Permit is hereby **approved** and subject to the following conditions:

EXPIRATION: A Temporary Use Permit is valid for up to one year from the effective date of the permit, unless the Community & Economic Development Administrator or designee establishes a shorter time frame.

EXTENSIONS: An applicant can request that a permit be valid beyond the one year expiration, for up to five years at the time of application or prior to permit expiration. Extension requests do not require additional fees and shall be requested in writing prior to permit expiration to the Community & Economic Development Administrator.

APPEALS: Appeals must be filed in writing, together with the required fee to the City of Renton Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057 by 5:00 p.m. on February 20, 2013. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

CONDITIONS OF APPROVAL:

- 1) *Access to the temporary parking area shall be restricted to the abutting alley only.*
- 2) *No bus or truck parking shall be allowed on the following streets: N 2nd Street, Bronson Way N, and Meadow Ave N. Large vehicle parking, along the east side of Garden Ave N, shall be restricted to a one hour maximum during business hours for Bryant Motors Inc. Temporary large vehicle parking on weekends will be allowed on Garden Ave N; all vehicles must be moved to the temporary storage area, by 9:00 am, on the following business day.*
- 3) *The applicant shall continue to actively work with the City on redevelopment plans for the entirety of the Bryant properties in the area, within reason considering annually reviewed economic and market conditions. Within two years from the re-issuance of the temporary use permit, the applicant shall submit to the City preliminary architectural plans and redevelopment scenarios for the subject property that create the most desirable and beneficial uses for the applicant, the neighborhood, and the City.*
- 4) *The applicant's compliance with the conditions mentioned above will be subject to the review and approval of the Planning Division for the duration of the temporary use. If conditions of approval are not met the Administrator may revoke the temporary use permit upon ten (10) days' written notice, unless an emergency exists, in which case the Administrator may declare such an emergency and immediately revoke the temporary use permit.*

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



C.E. "Chip" Vincent, Administrator
Department of Community & Economic Development

2/6/2013
Date

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.